

**Horace Avenue**  
**Stapleford, Nottingham NG9 8FR**

**£157,000 Freehold**

A THREE BEDROOM END TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED THREE BEDROOM END TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining area, kitchen and bathroom with separate WC. The first floor landing then provides access to three bedrooms.

Externally, there is a forecourt garden and a good size enclosed garden to the rear.

The property also benefits from gas fired central heating from combination boiler, double glazing and on-street parking via permits (via the Local Council Scheme).

The property is situated only a short walk away from popular schooling, such as William Lilley, Fairfield and George Spencer Academies, and within walking distance of the shops, services and amenities in Stapleford town centre.

For those needing to commute, there are good transport links also nearby such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



### ENTRANCE HALL

14'2" x 2'11" (4.33 x 0.90)

uPVC panel and double glazed front entrance door, radiator, laminate flooring, wall mounted coat pegs, staircase rising to the first floor, door to living room.

### LIVING ROOM

10'9" x 10'7" (3.30 x 3.24)

Double glazed window to the front, radiator, media points, laminate flooring, meter cupboard boxes, opening through to the dining area.

### DINING AREA

12'8" x 10'6" (3.88 x 3.21)

Double glazed window to the rear, radiator, laminate flooring, central chimney breast with feature wallpaper, door to kitchen.

### KITCHEN

9'4" x 8'3" (2.87 x 2.53)

The kitchen comprises a recently re-fitted range of matching base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating stainless steel single sink unit with draining board and central swan neck mixer tap. Decorative tile splashbacks, cooker with extractor hood over (included in the sale), plumbing for washing machine. uPVC panel and double glazed exit door to outside, double glazed window to the side (with fitted blinds), tiled floor, radiator, access to useful understairs storage space with power and lighting point (ideal for housing a fridge/freezer), door to ground floor bathroom.

### GROUND FLOOR BATHROOM

8'8" max x 8'5" (2.65 max x 2.58)

Modern white two piece suite comprising panel bath with mains dual attachment shower over, wash hand basin with mixer tap and storage cupboard beneath. Tiling to the walls and floor, double glazed window to the side, extractor fan and radiator, door to separate WC.

### SEPARATE WC

House a push flush WC with double glazed window to the side, tiled floor (matching the kitchen), wall mounted "Ideal" gas fired combination boiler for central heating and hot water purposes.

### FIRST FLOOR LANDING

Doors to all bedrooms, loft access point.

### BEDROOM ONE

14'0" x 11'0" (4.27 x 3.37)

Double glazed window to the front, radiator.

### BEDROOM TWO

13'1" x 8'0" (4.01 x 2.44)

Double glazed window to the rear, radiator.

### BEDROOM THREE

9'5" x 8'5" (2.89 x 2.57)

Double glazed window to the rear, radiator.

### OUTSIDE

To the front of the property there is an enclosed paved front garden with access to the front entrance door and fencing to the boundary lines.

### TO THE REAR

The rear garden is enclosed with an initial paved patio courtyard style garden making an ideal seating area, pathway running to the foot of the plot. Either side of the pathway there are two separate lawn sections, as well as a further paved patio seating area, concrete base housing a garden shed. Pedestrian access leading behind the neighbouring property's with rights of way to take the bins out.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed along Derby Road in the direction of Sandiacre before taking an eventual right hand turn onto Horace Avenue which can be found opposite the Sir Admiral Borlace Warren public house. The property can be found towards the end of the road on the left hand side, identified by our For Sale board.

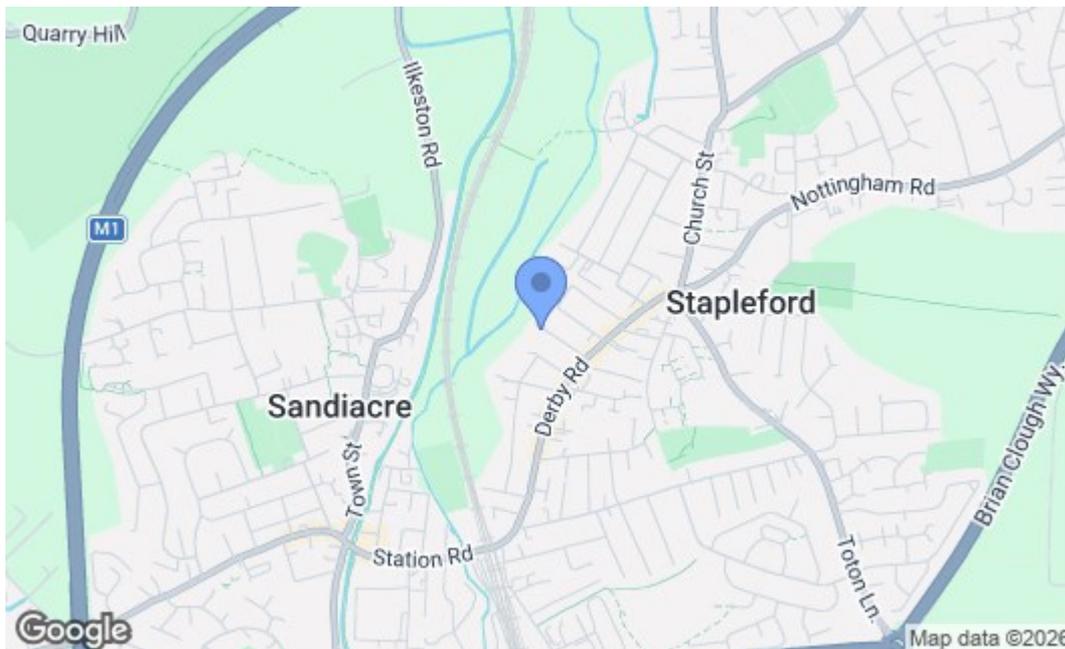
### AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

### AGENTS NOTE

The property suffered from flood damage in October 2023.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.